This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 909296 DEEDQC
08/29/2022 11:28:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220829-0097168

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Adam C. Dalton 416 Cedar Forest Drive Nashville, TN 37221	SAME	128-03-0A-025.00-CO

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

WHEREAS, pursuant to the Divorce Decree dated 18th day July, 2022, entered by the Court in Sarah Lynn Dalton v. Adam Craig Dalton, in the Chancery Court for Rutherford County, Tennessee, bearing Docket No.: 22CV-919, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said decree has passed; and

WHEREAS, in said Divorce Decree the Court approved the Property Settlement Agreement between the Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described herein below. Now therefore;

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sarah Dalton,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Adam C. Dalton,** (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of First Revision, Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Adam C. Dalton and Sarah Dalton, husband and wife,** by Warranty Deed from **Wayne R. Pratt, as Trustee of the Pratt Revocable Inter Vivos Trust Dated September 1, 1995 and Kathryn L. Pratt, as Trustee of the Pratt Revocable Inter Vivos Trust Dated September 1, 1995 and Michael T. Pratt, as joint tenants with right of survivorship,** of record in Instrument No. 20150615-0056284 in the Register's Office for **Davidson** County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is improved property known as: **416 Cedar Forest Drive, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 23rd day of June, 2022.

Sarah Dalton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Dalton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2022.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires: _____

State of Tennessee)
Count of Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 23rd day of June, 2022.

NOTARY PUBLIC

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires: _____